

APPROVED
MINUTES OF THE SPECIAL MEETING OF THE
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY
Tuesday, May 17, 2011

The meeting convened at 9:22 p.m. with Chair Gilmore presiding.

1. ROLL CALL

Present: Board Members Bonta, deHaan, Johnson, Tam and Chair Gilmore – 5.

Absent: None.

2. REGULAR AGENDA ITEMS

(11-043) Approve Letter of Understanding with Mission Bay Development Group/Edgemoor Real Estate Services as the Preferred Developer for the Lawrence Berkeley National Laboratory Second Campus at Alameda Point Selection Process.

The Deputy City Manager-Development Services summarized the developer selection process for the LBNL RFQ second campus, stating that on May 9, Alameda Point was one of six sites selected for the short list, out of a total 20. As part of the short list/final selection process, candidate sites are required to have a development team. The ARRA issued an RFQ for developers on February 3rd and received seven responses. After an internal staff review of the seven responses, staff interviewed five teams and short-listed three highly qualified firms: Lankford & Associates with Phelps Development, Mission Bay Development Group (MBDG) Tamed with Edgemoor Real Estate Services, and SRM Associates with BioMed Realty Trust, Inc. Based on its internal review and selection process, staff decided to recommend the MBDG/Edgemoor Team as the preferred developer for the Second Campus at Alameda Point.

Chair Gilmore asked staff and future developer to address the financial aspect of the project.

The Deputy City Manager-Development Services stated that, as part of the RFQ, LBNL/UC plan to self-finance the development but are also interested in considering third party financing. There may be gaps, as it is not yet certain if LBNL/UC will finance 100%, but staff will work creatively with LBNL/US to work out the finance details, adding that part of the submittals will be cost estimates.

The MBDG/Edgemoor team introduced themselves to the Board and expressed their excitement to be selected as the development team for the LBNL project: Seth Hamalian, Managing Principal, Mission Bay Development Group, Phil Owen, President, Mission Bay Development Group, and Steve Dell'Orto, Vice President, Clark Construction.

In response to Chair Gilmore's question about the financial aspect of the development, Mr. Hamalian explained that the team came together as group due to their experience working with UC to develop mechanisms for creative financing structures.

Member Johnson and Vice-Chair Bonta expressed that the community shares the team's excitement, are looking forward to partnering with them and thanked the team for all the assets brought to the project.

Member Tam inquired about key members and former Catellus employees on the development team, requesting a highlight of the key members.

Mr. Hamalian stated that in addition to MBDG/Edgemoor, HDR Architects are involved from a design standpoint, Edgemoor is the development arm of Clark Construction and involved on the vertical side, Perkins & Will are involved in the design master planning, BKF Engineers on infrastructure, and Treadwell & Rollo for environmental and geotechnical engineering. Mr. Hamalian also stated that the team staff is comprised of approximately 15 former Catellus employees.

Member deHaan moved for approval of the Consent Calendar. Vice Chair Bonta seconded the motion, which carried by unanimous voice vote – 5. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

3. ADJOURNMENT

There being no further business, Chair Gilmore adjourned the meeting at 9:50 p.m.

Respectfully submitted,

Irma Glidden
ARRA Secretary